

October 8, 2009

7:00 p.m.

Planning Division
Council Chambers

MEMBERS PRESENT: Vice Chair Paul Savidis and Commissioners Jake Cordova, Brent Dixon, Kurt Karst, Michelle Mallard, Gary Mills, Leslie Polson, George Swaney and Margaret Wimborne.

MEMBERS ABSENT: Chair Donna Cosgrove and Commissioner Jared Peterson

ALSO PRESENT: Planning Director Renée Magee, Assistant Planning Director Brad Cramer, Current Planner DaNiel Jose, and approximately seven interested citizens.

CALL TO ORDER: Savidis called the meeting to order at 7:00 p.m. and reviewed the hearing procedures for the public.

MINUTES: September 1, 2009. Mills stated his concern as noted on page 3 under comments from Dave Christensen reflected the issue of man-made noises creating nuisances in public parks. The purpose of restricting lighting hours is to reduce hours of access. **Commissioner Cordova moved to approve the minutes of September 1, 2009, as amended. Motion seconded by Commissioner Polson. Motion passed.**

Public Hearings:

Conditional Use Permit for Conversion of a Single-family Residence to Church Offices: Lots 35-36, Block 20, Crows Addition (145 6th Street). Jose reviewed the staff report, a part of the record. The existing ramp will be used and posts on the fence raised to provide hand rails. There is no fence between the driveway and the neighboring property.

The hearing was opened to the public.

Doug McKenzie, 595 9th Street. Mr. McKenzie stated the proposal will free up some space in the education building as well as make nicer offices for staff and counseling sessions. Mills stated R-2 allows rental units and asked if there were any rental plans. McKenzie answered there are bedrooms in the basement and a family room, but no kitchen. Polson confirmed there will be no commercial use or retail sales. Dixon asked if the church is aware of the limitation on office hours. McKenzie responded current office hours are 9 to 3:30 Monday through Friday. In response to a question from Dixon, McKenzie replied there are no plans to use the building for group sessions. He anticipates a small area for staff meetings next to the kitchen. The long-term hope for the downstairs is to allow usage by visiting missionaries, but there are issues with the basement that have to be resolved prior to anyone staying overnight.

Dixon asked if there were any problems with this conditional use permit if anyone stays overnight. Jose reviewed the application as office use; however, the zone is residential. Savidis clarified the home has to be brought up to Code prior to such usage. Dixon clarified incidental overnight stays are consistent with the zone but charging for overnight stays as with a motel is not allowed.

There were no further comments and the hearing was closed to the public.

Commissioner Wimborne moved to approve the conditional use permit with the conditions recommended by staff: office hours be limited to 7:00 a.m. to 9:00 p.m., the residential appearance of the dwelling be maintained, and the building be limited to office use only with no classrooms or assembly space in the building. Motion seconded by Commissioner Polson. Polson noted the proposal meets the zoning ordinance with the exception the property is not twenty feet from the property line. Staff recommendations are being included so this property does not present a nuisance to the neighbors. **Motion passed unanimously.**

Planned Unit Development (PUD) for Single-family homes: Block 8, Snake River Landing, Division No. 5. Cramer reviewed the staff report, a part of the record. The staff report provides information on the variances needed for this proposal and the basis for staff support of the variances. The area was a gravel pit and declared blighted by City Council.

Karst inquired about the alignment issue with future Lochsa Drive. Due to the huge medians in the center of the road, staff believes alignment is less critical than originally thought. Savidis inquired about access for the last home to the south. Cramer responded the owner will most likely back into the street. Dixon asked how the setback compares to R-3. Cramer answered the home is two feet closer than R-3 allows. Dixon inquired about the building envelopes. Cramer stated the requirements specify distances between buildings rather than distances from lot lines. Dixon inquired about the width of the stubbed roads and Cramer answered they are all 24 feet wide private roads. Polson clarified the proposal will not proceed to City Council if the variances are denied.

The hearing was opened to the public.

Daryl Kofoed – 1020 Lincoln Road. Mr. Kofoed stated the main private road is 28 feet wide, the same width a City road will be with parking removed from both sides. No parking is expected on the roads. A small parking area is provided in the south portion of the PUD. Ball Ventures will partner with Garbett Homes from Utah to build the residences. The homes will intentionally be close together. The median is substantial and he does not expect anyone to drive over it. The proposal represents a timeless commitment to the community.

Mills stated the ordinance requires single-family homes backing up to an arterial to have more depth in the rear yard. He expects the road to be busy in the future and have more impact on these proposed homes. Mills asked about buffering for people adjacent to Snake River Parkway.

Kofoed answered mixed usage has been planned for this area. There is an easy route in and out, and the property is being marketed to people comfortable with landscaping being provided by a professional, the possibility of walking to work, and having neighbors fairly close. Kofoed stated the required setback is not the normal residential setback, but this is not a normal residential subdivision.

Eric Isom – 901 Pierview Drive. Mr. Isom represents Ball Ventures. Quality has been a key consideration and they spent over a year discussing the project with various developers locally as well as outside the area. Garbett Homes was among the first developers Ball Ventures talked with, and they kept coming back to Garbett Homes. Garbett is committed to quality and a team approach. They are compatible partners for building various types and densities of residential. There is not a lot of residential going on in the current economy, but it is possible to finance single-family detached at this time. Snake River Landing has a master plan and design guidelines. Anything built will be subject to review of the design committee and will need to fit into the overall vision and goals.

Noel Balsted – 8501 S. Tahos Drive, Sandy, Utah. Mr. Balsted distributed a “conceptual street scene” with four homes depicted, included as part of the record. Balsted addressed the question of screening on the Parkway. There is a plan to build a fence along the Parkway, although the type has not been determined. The goal is not to hide the homes or distract from the Parkway.

Mills suggested the local weather conditions in the winter be considered in planning this PUD. Dixon noted the general desire for larger lots in this area. Balsted said certain markets are being targeted for certain sizes of homes and he hopes to cater to all the market research. Past market research pointed to multi-family, but multi-family financing in the past year has completely been shut off. The first residential project in this development will be single-family attached.

Dixon noted the lack of parking and asked about satellite parking for guests or RV vehicles. The driveways do not appear long enough for more than one vehicle per garage stall. Balsted stated they will take that into account and consider some off-street parking. Wimborne inquired about the size of homes. Mr. Balsted stated the homes have already been designed and the footprint will accommodate the homes. The homes are 1625 and 1655 square feet with unfinished basements. Mills added the need for the driveway lengths to accommodate vehicles such as Suburbans. Mr. Balsted stated that is a valid point. The garage is set back and the driveways are 18 feet in front of each garage. They try to find a balance for parking and if too much is provided, people tend to use it for storage. Dixon noted some concern is alleviated by guest parking he noticed immediately to the north of the south road entrance. He asked about something similar to that on the north end.

Daryl Kofoed – 1020 Lincoln Road. Mr. Kofoed stated Whitewater Drive is wide enough to allow parking. There are also fairly large parking lots to the north that will not have much usage on holidays. Savidis asked about snow storage. Kofoed said the snow will be removed rather than stacked.

Eric Isom – 901 Pierview Drive. Mr. Isom stated the local developer involved with Snake River Landing is sensitive to issues related to the local area and will provide guidance and direction.

There were no further comments and the hearing was closed to the public.

Karst indicated he is not as concerned with street parking as some because this is not a public right-of-way. The developer needs to consider his market in the layout. Satellite parking tends to be used by the home immediately next door. Karst tries to keep in mind what the vision was for this area when multiple land uses were first discussed in the comprehensive plan. He assumed the residential would be more urban with reduced setbacks and presentable home facades on the street. This is not a subdivision like we are used to seeing in this area, but it provides an opportunity to test ideas not the norm for this area. Outside developers bring changes he finds refreshing, especially in multi-use projects such as this one.

Dixon expressed his concern about parking because of a situation he is familiar with in Idaho Falls. A limited number of parking stalls can present a challenge at certain times of the year. Dixon does not know if the density is marketable in this area, but it is unique with the open area behind the residential. He noted marketability is a consideration for the developer rather than the Commission. The developer has been trusted for the entire area to have an innovative vision and has been doing fine. Dixon supports the next stage of the development. Savidis added he is excited to see it built out and expects it to be beautiful.

Polson stated the development fits all the criteria of the comprehensive plan. It fosters inclusiveness and connectivity through mixed housing types and fits the variance criteria.

Commissioner Dixon moved to recommend to the Mayor and City Council approval of the planned unit development for Block 8, Snake River Landing, Division No. 5, with the stipulation the Board of Adjustment approve the required variances prior to consideration by City Council. If the variances are not approved, a modified plan needs to be presented to the Planning Commission. Motion seconded by Commissioner Cordova. Motion passed unanimously.

The meeting adjourned at 8:30 p.m.

Donna Carlson, Recording Secretary